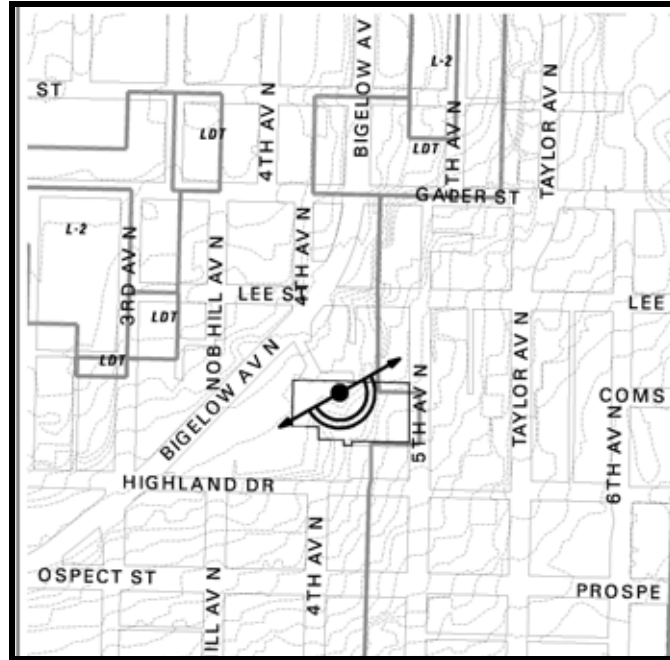


Bhy Kracke Park Viewpoint

Bigelow N. and Comstock Place



LOCATION AND VIEWPOINT CATEGORY

The park is located on the south side of the Queen Anne neighborhood. The viewpoint features panoramic views of the downtown Seattle skyline, and secondary views of Lake Union, Puget Sound and the Cascade mountains. Only 25% of the intended view currently exists. Private property exists to the east and west of the park.

SUMMARY OF EXISTING CONDITIONS

Views are obstructed by vegetation in two primary location 1) ornamental vegetation in the upper portion of the developed park and 2) naturalized vegetation on the hillside. Rhododendron and Mahonia hedges along the top of the slope need renewal pruning to reduce height and restore intended views. The hillside vegetation has been invaded with native trees and weeds i.e. Bitter Cherries, Alders, English Laurel, English Holly, Cotoneaster, English Ivy, Bindweed and Clematis. The steepness of the hillside is generally 50% or less. Exposed soil conditions exist on 15% of the slope, while an additional 10% indicates surface erosion.

MANAGEMENT PRESCRIPTIONS

A. MAINTENANCE FOR EXISTING CONDITIONS

Category 3 – Slope Stability and Erosion Control Issues

Procedures:

1. Tree removal and pruning using ANSI 300 standards
2. Physical and/or chemical invasive weed removal
3. Erosion control and application of erosion blankets
4. Plant layered vegetation on Hillside Zone 3
5. Prune hedges at top of slope in the Developed Park Landscape Zone 1

- Weeding and pruning the developed areas of the park need to be included in routine park maintenance
6. Mulch planted areas
 7. Irrigation needed to establish planting

B. GENERAL MAINTENANCE PRACTICES

Three year maintenance frequency will require:

- Physical and/or chemical removal of weeds
- Remove tree saplings
- Managing exposed soil with additional planting, erosion control matting and mulching
- Control of adjacent vegetation
- Removal of dead, declining and diseased trees
- Pruning park shrubs to maintain intended views

View management locations:

Zone 1 - Developed park landscape

Zone 3 – Hillside (easy access from both top and base of slope)

IMPLEMENTATION PLAN

Priority 1

Restoring intended views and improving the maintenance of the park plantings is rated 'high priority' due to level of neglect, and degree of view obstruction.

Phasing

Phase 1 - Remove and prune trees obstructing views
Prune shrubs in park at crest of slope to provide low hedge effect

Phase 2 - Eradicate invasive weeds
Cover slopes with erosion control mats
Plant layered vegetation

Labor Sources (UF- Urban Forestry Staff, PM – Park Maintenance Staff)

Contractor, UF, and/or volunteers:	-physical removal of weeds
UF staff:	-prune and remove trees
Contractor or UF staff:	-apply erosion control mats,
Contractor, UF and/or volunteers:	-planting and mulching
Park Maintenance staff:	-prune shrubs and small trees, control invasive weeds and adjacent vegetation

Bhy Kracke Park Viewpoint

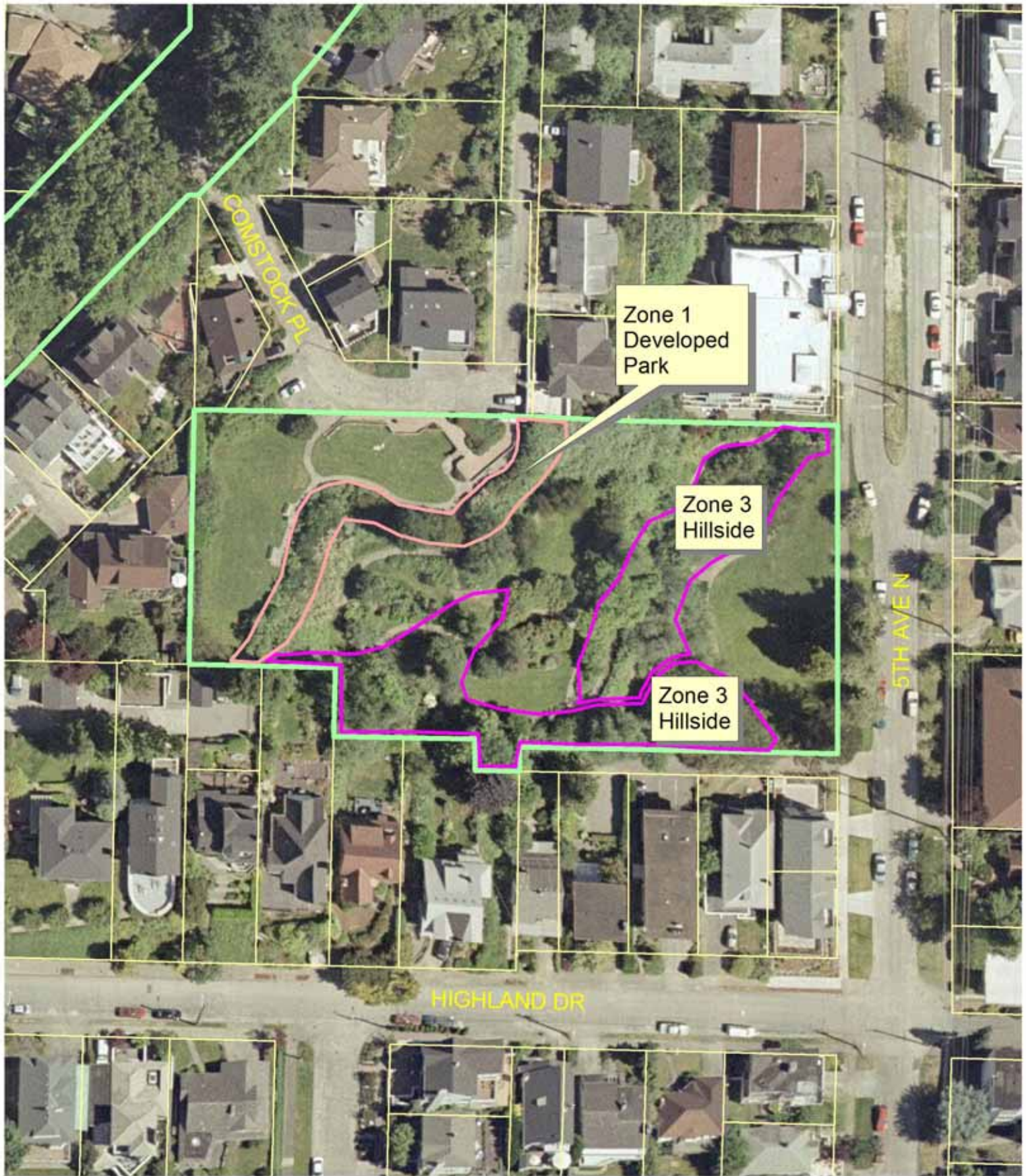


View facing east across
Lake Union

View southeast toward
downtown Seattle



Overgrown hillside
vegetation



Bhy Kracke Park and Viewpoint

LEGEND

LANDSCAPE MANAGEMENT ZONES

- Zone 1 - Developed Park Landscape
- Zone 2 - Transition
- Zone 3 - Hillside
- Park Boundary
- Parcel Boundary

1:900

0 25 50 75 Feet



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Orthophoto source:
Triathlon, July 1999
Map date: February 4, 2004

